

91495

When recorded mail to:

Property Services Division

City of Riverside

City Hall - 3711 Orange St.

Riverside, California 92501

DOCUMENTARY TRANSFER TAX

\$

None

Signature

CITY OF RIVERSIDE

Microfilm recording from 4-1-65. Book and page  
no longer assigned. Identify by account number  
and year of filing.

RECEIVED FOR RECORD

SEP 16 1970

30 Min. Past 1:00 Clock A M  
At Request of

CITY OF RIVERSIDE

Recorded in Official Records  
of Riverside County, California

W.H. Dalglish

Recorder

FEE \$ 1.00

INDEXED

12060

FOR RECORDER'S OFFICE USE ONLY

CITY DEED NO. \_\_\_\_\_

APPROVED AS TO FORM

DOCUMENT BEING RE-RECORDED FOR CLARIFICATION OF LEGIBILITY.

PUBLIC UTILITIES  
EASEMENT

CITY ATTORNEY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, \_\_\_\_\_

RIVERSIDE ASSOCIATES, a California Limited Partnership

as Grantor, grant(s) to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of \_\_\_\_\_  
Public utilities facilities (Electrical Underground)

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the County of Riverside, State of California, described as follows:

All those portions of Lots 3, 4, 5, 6, 11, 12, 13, and 14 in Block 27 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

PARCEL I

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most westerly corner of Parcel 1 of Record of Survey on file in Book 44, Page 78 of Records of Survey, Records of Riverside County, California; said corner also being a 2 inch iron pipe set in a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles to the centerline of Tyler Avenue;

Thence South 34° 00' 00" East, along said parallel line 652.41 feet to the TRUE POINT OF BEGINNING;

Thence North 56° 00' 00" East, 365.25 feet to a point hereinafter referred to as Point "A";

Thence continuing North 56° 00' 00" East, 410.00 feet to a point hereinafter referred to as Point "B";

Thence South 34° 00' 00" East, 193.00 feet to a point hereinafter referred to as Point "C";

Thence continuing South 34° 00' 00" East, 145.00 feet;

Thence North 56° 00' 00" East, 212.00 feet to the beginning of a tangent curve, concave to the south and having a radius of 50.00 feet;

Thence northerly, easterly and southerly along said curve, through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 78.54 feet;

Thence South  $34^{\circ} 00' 00''$  East, 301.00 feet;

Thence South  $56^{\circ} 00' 00''$  West, 226.00 feet to a point hereinafter referred to as Point "E";

Thence South  $34^{\circ} 00' 00''$  East, 165.02 feet to a point hereinafter referred to as Point "F";

Thence continuing South  $34^{\circ} 00' 00''$  East, 118.98 feet to a point hereinafter referred to as Point "G";

Thence South  $56^{\circ} 00' 00''$  West, 446.00 feet;

Thence North  $34^{\circ} 00' 00''$  West, 4.25 feet to a point hereinafter referred to as Point "H";

Thence South  $24^{\circ} 30' 45''$  West, 261.32 feet;

Thence South  $56^{\circ} 00' 00''$  West, 19.41 feet to a point hereinafter referred to as Point "I";

Thence continuing South  $56^{\circ} 00' 00''$  West, 123.00 feet to said parallel line which is distant 55.00 feet northeasterly as measured at right angles to the centerline of Tyler Avenue and to the END of this centerline description.

#### PARCEL 2

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "A"; hereinbefore described;

Thence South  $34^{\circ} 00' 00''$  East, 229.50 feet to a point hereinafter referred to as Point "K";

Thence continuing South  $34^{\circ} 00' 00''$  East, 475.50 feet to a point hereinafter referred to as Point "J";

Thence continuing South  $34^{\circ} 00' 00''$  East, 263.75 feet to a Point "H", hereinbefore described and the END of this centerline description.

#### PARCEL 3

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "B" hereinbefore described;

Thence North  $34^{\circ} 00' 00''$  West, 286.30 feet to a point hereinafter referred to as Point "L";

Thence continuing North  $34^{\circ} 00' 00''$  West, 22.20 feet;

Thence North  $11^{\circ} 00' 00''$  East, 226.78 feet;

Thence North  $56^{\circ} 00' 00''$  East, 96.62 feet;

Thence North  $34^{\circ} 00' 00''$  West, 74.49 feet to a point hereinafter referred to as Point "M" and the END of this centerline description.

#### PARCEL 4

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M", hereinbefore described;

Thence North  $56^{\circ} 00' 00''$  East, 159.00 feet;

Thence South  $34^{\circ} 00' 00''$  East, 75.00 feet to the END of this centerline description.

#### PARCEL 5

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M" hereinbefore described;

Thence South  $56^{\circ} 00' 00''$  West, 58.90 feet to the END of this centerline description.

#### PARCEL 6

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "G", hereinbefore described;

Thence South  $34^{\circ} 00' 00''$  East, 56.00 feet;

Thence South  $62^{\circ} 51' 00''$  East, 460.04 feet to the beginning of a tangent curve, concave to the north and having a radius of 50.00 feet;

Thence southeasterly along said curve through a central angle of  $61^{\circ} 09' 00''$  an arc length of 53.46 feet to the END of this centerline description.

#### PARCEL 7

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "I" hereinbefore described;

Thence South  $44^{\circ} 32' 46''$  East, 186.55 feet to the beginning of a tangent curve concave to the west and having a radius of 25.00 feet;  
Thence southerly along said curve through a central angle of  $100^{\circ} 32' 46''$  an arc length of 43.86 feet to the END of this centerline description.

PARCEL 8

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "J", hereinbefore described;

Thence North  $56^{\circ} 00' 00''$  East, 56.00 feet to the END of this centerline description.

PARCEL 9

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "K" hereinbefore described;

Thence North  $56^{\circ} 00' 00''$  East, 56.00 feet to the END of this centerline description.

PARCEL 10

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "C" hereinbefore described;

Thence South  $56^{\circ} 00' 00''$  West, 29.00 feet to the END of this centerline description.

PARCEL 11

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "E", hereinbefore described;

Thence North  $34^{\circ} 00' 00''$  West, 40.00 feet;

Thence North  $84^{\circ} 38' 54''$  West, 32.33 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North  $34^{\circ} 00' 00''$  West.

PARCEL 12

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "F" hereinbefore described;

Thence South  $56^{\circ} 00' 00''$  West, 65.00 feet to the END of this centerline description.

PARCEL 13

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "H", hereinbefore described;

Thence South  $34^{\circ} 00' 00''$  East, 26.25 feet to the END of this centerline description.

PARCEL 14

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "L" hereinbefore described; said Point "L" being the beginning of a tangent curve concave to the south and having a radius of 40.00 feet;

Thence northerly and westerly along said curve through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 62.83 feet;

Thence South  $56^{\circ} 00' 00''$  West, 38.00 feet;

Thence South  $24^{\circ} 00' 00''$  West, 33.00 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North  $34^{\circ} 00' 00''$  West.

91495  
56132

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said public utilities facilities.

Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right-of-way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right-of-way.

Dated June 2, 1970

RIVERSIDE ASSOCIATES,  
a California Limited Partnership

BY [Signature]

BY [Signature]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated June 2, 1970 from Ernest W. Hahn & Herman Majer

for Pot. Lot 3, 4, 5, 6, 11, 12, 13, & 14, Block 27 of Lands of Riverside Land & Irrig. Co. File Book 1, Page 70 of Maps, Rec. of San Bern. County

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Instr. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

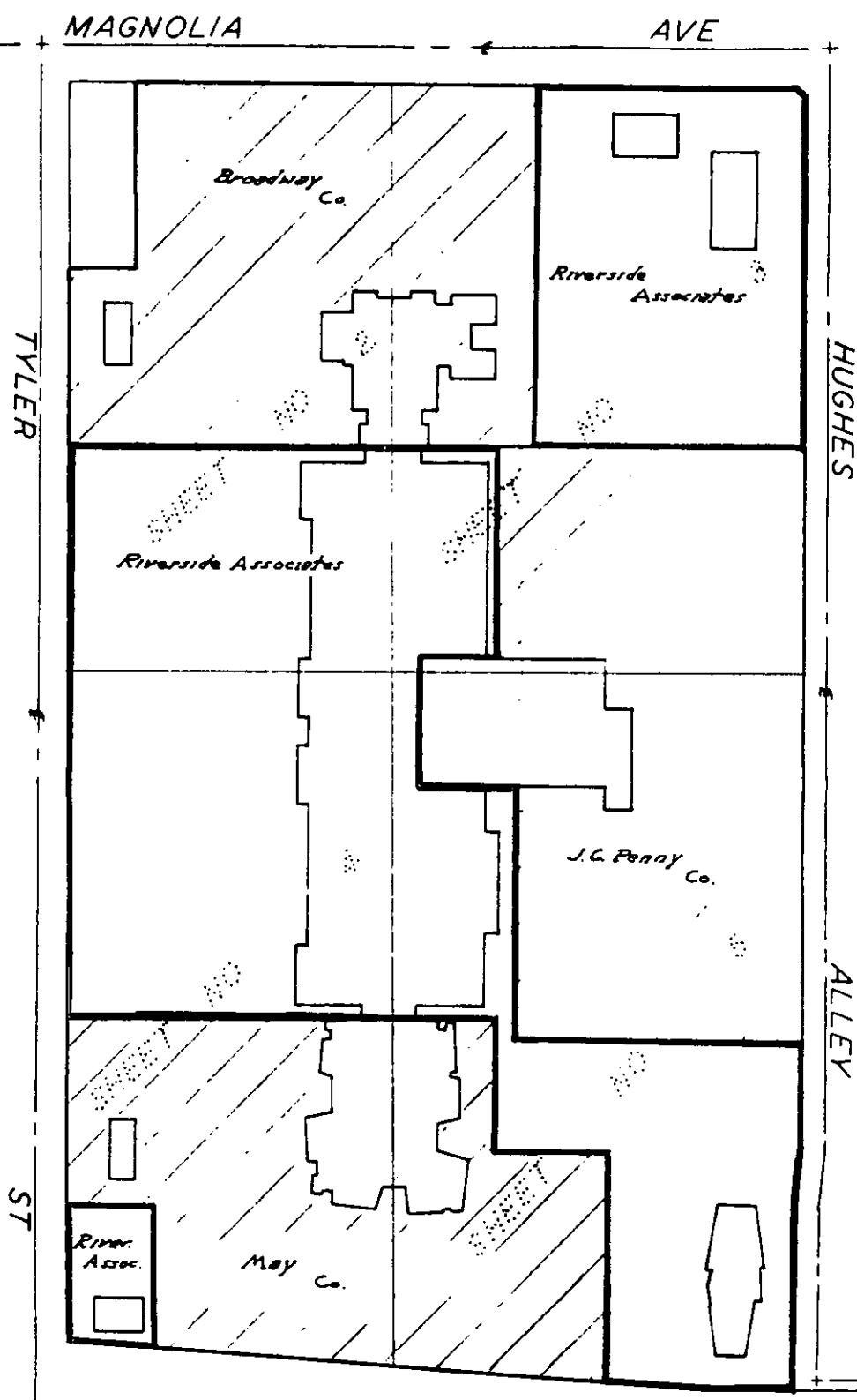
Dated June 12, 1970

A.M. Rice  
Property Services Manager [Signature]

12560

91495

56132



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENTThis plat is solely an aid in locating the parcel(s) described in the  
attached document. It is not a part of the written description therein

SHEET

1

SCALE: 1" = 100'

DRAWN 4-6-70 BY J.L.J.

SUBJECT Vicinity and property line map of  
Tyler Mall

OF 5 SHEETS

12060

MAGNOLIA

RIVE

N 56° E

Most Wly cor Parcel 1

91495

56132

TYLER

652.41

N 34° W

True  
Point of  
Beginning

ST

PAR. 1

30  
00

417.00

T. B. A.

LOT 4

SEE SHEET 3  
MATCH LINE

LOT 3

BROADWAY

Parcel 1

P.T.A.

N 56° E

365.25

410.00

20.00

LOT 5

Parcel 2

229.60

34.45

20.00

425.60

BUILDING

BUILDING

PARCEL 9

LOT 6

"F"

"D"

MATCH LINE

SEE SHEET 4

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENTThis plat is solely an aid in locating the parcel(s) described in the  
attached document. It is not a part of the written description therein

SHEET

2

SCALE: 1" = M.T.S.

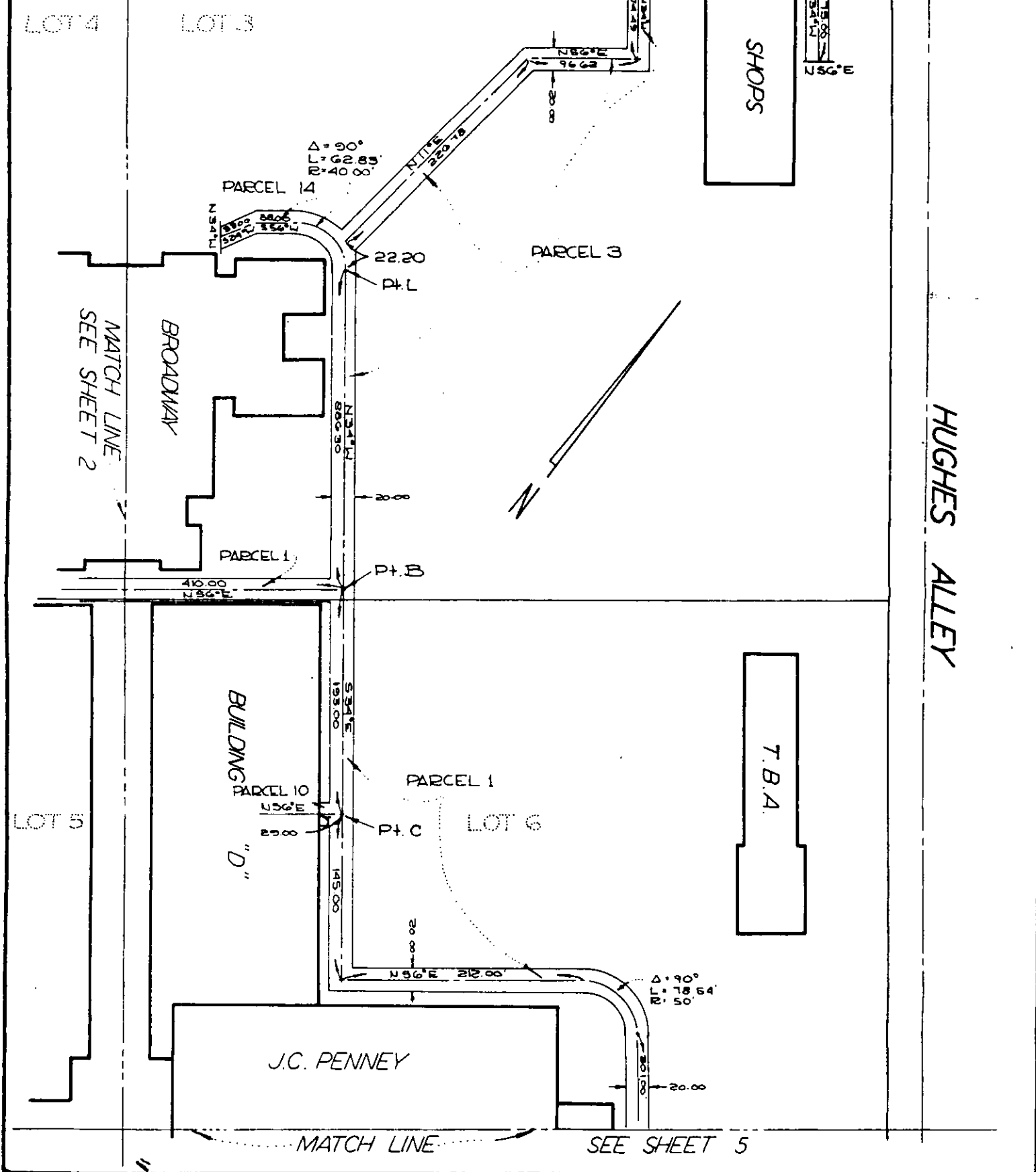
DRAWN 4-3-70 BY J.L.J.

SUBJECT TYLER MALL PUE'S

OF 5 SHEET

12060

91495  
56132



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein.

SHEET  
3  
OF 5 SHEET

SCALE: 1" = NTS DRAWN 4 3 70 BY MLE SUBJECT TYLER MALL PUE'S

12066

91495

56132

TYLER

N 34° W

ST.

SEE SHEET 2  
MATCH LINE

LOT 5  
LOT 12

PARCEL 2

BUILDING "G"

PT J

PARCEL 8

PT H

N 34° W  
4.25

S 82° W  
446.00

S 84° E  
80.28

30.00

PARCEL 1

MATCH LINE

MAY CO.

PARCEL 1

PT I

S 86° W  
183.00

S 86° W  
19.41

T.B.A.

PARCEL 7

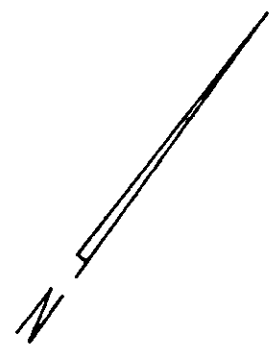
LOT 12  
LOT 13

30.00

N 34° W

Δ: 100° 23' 46"  
L: 13.84  
R: 29.00

SEE SHEET 5



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the  
attached document. It is not a part of the written description therein.

SHEET

4

SCALE: 1" = N.T.S. DRAWN 6 TO BY ME SUBJECT TYLER MALL PUE'S

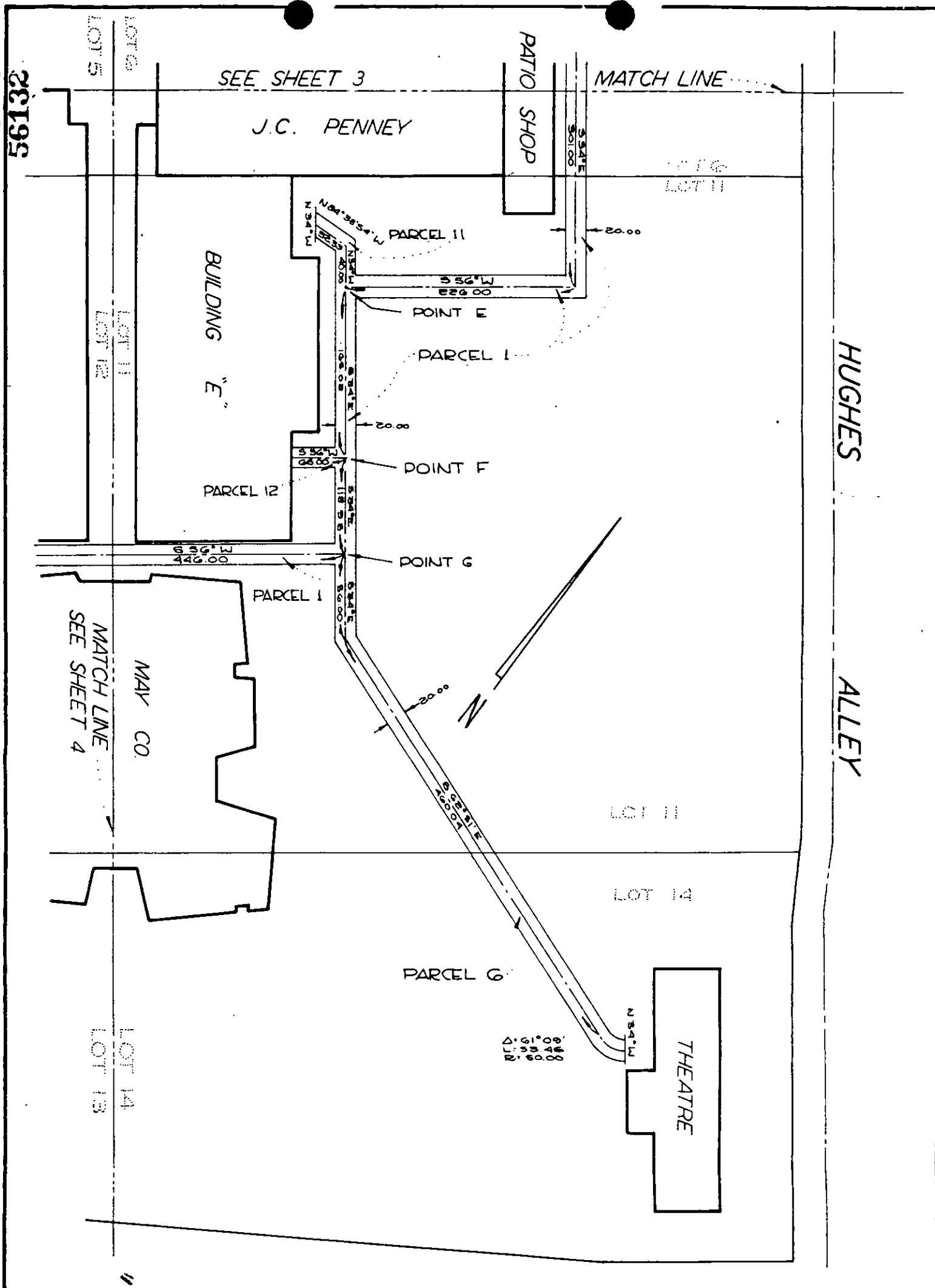
OF 5 SHEETS

12060



91495

56132



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the  
attached document. It is not a part of the written description therein.

SHEET  
5  
OF 5 SHEETS

SCALE: 1"=NTS DRAWN 4 6 70 BY ME SUBJECT TYLER MALL PUE'S

12060

561332

When received mail to:

Property Services  
City of Riverside  
City Hall  
3711 Orange St.  
Riverside, Calif. 92501

P.U. Easement-Tyler Mall PUE

DOCUMENTARY TRANSFER TAX
\$ <u>None</u>
Signature <u>[Signature]</u>
CITY OF RIVERSIDE

CITY BEID NO.

Microfilm recording from 4-1-65. Book and page no longer assigned. Identify by account number and year of Grant.

RECEIVED FOR RECORD

JUN 12 1970  
25 Min. Past 2 o'clock P M  
At Request of  
CITY CLERK

Recorded in Official Records  
of Riverside County, California

W.H. Dabagh

Recorder  
FEE \$ 10.00

FOR RECORDER'S OFFICE USE ONLY  
APPROVED AS TO FORM

[Signature]  
DEPUTY CITY CLERK

PUBLIC UTILITIES  
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RIVERSIDE ASSOCIATES, a California Limited Partnership

as Grantor, grant(s) to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of public utilities facilities (Electrical Underground)

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the County of Riverside, State of California, described as follows:

All those portions of Lots 3, 4, 5, 6, 11, 12, 13, and 14 in Block 27 of the Lands of the Riverside Land And Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

PARCEL 1

A Strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

Commencing at the most westerly corner of Parcel 1 of Record of Survey on file in Book 44, Page 76 of Records of Survey, Records of Riverside County, California, said corner also being a 2 inch iron pipe set in a line that is parallel with and distant 55.00 feet northeasterly, as measured at right angles to the centerline of Tyler Avenue

Thence South 34° 00' 00" East, along said centerline 111.00 feet to the TRUE POINT OF BEGINNING

Thence North 56° 00' 00" East, 365.25 feet to a point hereinafter referred to as Point "A";

Thence continuing North 56° 00' 00" East, 410.00 feet to a point hereinafter referred to as Point "B";

Thence South 34° 00' 00" East, 193.00 feet to a point hereinafter referred to as Point "C";

Thence continuing South 34° 00' 00" East, 145.00 feet.

Thence North 56° 00' 00" East, 212.00 feet to the beginning of a tangent curve, concave to the south and having a radius of 50.00 feet;

DESCRIPTION

10.00 Acres, 1/4 Section 47, T. 7 N., R. 12 E., S. 47

Subtract

Thence northerly, easterly and southerly along said curve, through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 78.54 feet;

Thence South  $34^{\circ} 00' 00''$  East, 301.00 feet;

Thence South  $56^{\circ} 00' 00''$  West, 226.00 feet to a point hereinafter referred to as Point "E";

Thence South  $34^{\circ} 00' 00''$  East, 165.02 feet to a point hereinafter referred to as Point "F";

Thence continuing South  $34^{\circ} 00' 00''$  East, 118.98 feet to a point hereinafter referred to as Point "G";

Thence South  $56^{\circ} 00' 00''$  West, 446.00 feet;

Thence North  $34^{\circ} 00' 00''$  West, 4.25 feet to a point hereinafter referred to as Point "H";

Thence South  $24^{\circ} 30' 45''$  West, 261.32 feet;

Thence South  $56^{\circ} 00' 00''$  West, 19.41 feet to a point hereinafter referred to as Point "I";

Thence continuing South  $56^{\circ} 00' 00''$  West, 123.00 feet to said parallel line which is distant 55.00 feet northeasterly as measured at right angles to the centerline of Tyler Avenue and to the END of this centerline description.

#### PARCEL 2

A Strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "A"; hereinbefore described;

Thence South  $34^{\circ} 00' 00''$  East, 229.50 feet to a point hereinafter referred to as Point "K";

Thence continuing South  $34^{\circ} 00' 00''$  East, 475.50 feet to a point hereinafter referred to as Point "J";

Thence continuing South  $34^{\circ} 00' 00''$  East, 263.75 feet to Point "H", hereinbefore described and the END of this centerline description.

#### PARCEL 3

A Strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "B" hereinbefore described;

Thence North  $34^{\circ} 00' 00''$  West, 286.30 feet to a point hereinafter referred to as Point "R";

Thence continuing North  $34^{\circ} 00' 00''$  West, 22.20 feet;

Thence North  $11^{\circ} 00' 00''$  East, 226.78 feet

Thence North  $56^{\circ} 00' 00''$  East, 94.62 feet;

Thence North  $34^{\circ} 00' 00''$  West, 74.49 feet to a point hereinafter referred to as Point "M" and the END of this centerline description

#### PARCEL 4

A Strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M", hereinbefore described;

Thence North  $56^{\circ} 00' 00''$  East, 159.00 feet;

Thence South  $34^{\circ} 00' 00''$  East, 75.00 feet to the END of this centerline description.

#### PARCEL 5

A Strip of land 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "M" hereinbefore described;

Thence South  $56^{\circ} 00' 00''$  West, 58.90 feet to the END of this centerline description.

#### PARCEL 6

A Strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "I" hereinbefore described;

Thence South  $34^{\circ} 00' 00''$  East, 56.00 feet;

Thence South  $62^{\circ} 51' 00''$  East, 460.04 feet to the beginning of a tangent curve, concave to the north and having a radius of 50.00 feet;

Thence southeasterly along said curve through a central angle of  $61^{\circ} 09' 00''$  an arc length of 53.46 feet to the END of this centerline description.

#### PARCEL 7

A Strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "I" hereinbefore described;

Thence South  $44^{\circ} 32' 46''$  East, 186.55 feet to the beginning of a tangent curve concave to the west and having a radius of 25.00 feet;

Thence southerly along said curve through a central angle of  $100^{\circ} 32' 46''$  an arc length of 43.86 feet to the END of this centerline description.

#### PARCEL 8

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "J", hereinbefore described;

Thence North  $56^{\circ} 00' 00''$  East, 56.00 feet to the END of this centerline description.

#### PARCEL 9

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "K", hereinbefore described;

Thence North  $56^{\circ} 00' 00''$  East, 56.00 feet to the END of this centerline description.

#### PARCEL 10

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "C", hereinbefore described;

Thence South  $56^{\circ} 00' 00''$  West, 29.00 feet to the END of this centerline description.

#### PARCEL 11

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "E", hereinbefore described;

Thence North  $34^{\circ} 00' 00''$  West, 40.00 feet;

Thence North  $84^{\circ} 38' 54''$  West, 32.33 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North  $34^{\circ} 00' 00''$  West.

#### PARCEL 12

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "F", hereinbefore described;

Thence South  $56^{\circ} 00' 00''$  West, 65.00 feet to the END of this centerline description.

#### PARCEL 13

A strip of land, 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "H", hereinbefore described;

Thence South  $34^{\circ} 00' 00''$  East, 26.25 feet to the END of this centerline description.

#### PARCEL 14

A strip of land 20.00 feet in width, the centerline of said strip being described as follows:

BEGINNING at Point "L", hereinbefore described; said Point "L" being the beginning of a tangent curve concave to the south and having a radius of 40.00 feet;

Thence northerly and westerly along said curve through a central angle of  $90^{\circ} 00' 00''$  an arc length of 62.83 feet;

Thence South  $55^{\circ} 00' 00''$  West, 36.00 feet;

Thence South  $24^{\circ} 00' 00''$  West, 35.00 feet to the END of this centerline description. The sidelines of the last mentioned strip are to be lengthened or shortened so as to terminate in a line bearing North  $34^{\circ} 00' 00''$  West.